

Community Association Response

Thank you for the opportunity to respond to this application. We were able to have a Zoom conference today with Jyde and the members of the O2 team. The O2 team has proposed a website with opportunity for feedback, and a 1 page summary flyer of the application as a direct mailout to residents in lieu of a public engagement gathering. Given the current situation, we are supportive of this approach.

We understand and generally support the proposal to build a mixed use, major activity center at this location. The proximity of transit, bike routes and major thoroughfares means the site would be well serviced by various modes of transportation. We are supportive of 32 m maximum building heights as long as efforts are made to reduce overshadowing of outdoor spaces-- given the density of people that will be living there, it is important to provide naturally lit green space for recreation and quality of life.

We are uncertain as to what an FAR of 3.0 will look like in terms of the density that is being added to this sector of our community. Given that West Mount Campus has just applied for re-designation that includes residential density, MRU is currently expanding, and Currie Barracks has not been built out at this point, we are extremely concerned about the traffic implications for increased density on the Atco Lands site. As part of the Currie Barracks approval, a traffic impact assessment has been ordered once the site reaches 500,000 sq ft of commercial space-- none of this space has been developed, so we have no idea what the impact will be. We want to make sure that ALL of these redevelopment proposals are being considered in tandem, rather than in isolation, especially since warehousing and storage are being considered as potential uses for this DC site and generate more commercial traffic.

We are pleased to see that structured and below grade parking are being proposed (as opposed to surface lots), and are always concerned that sufficient parking is provided for the users of the space. We will anticipate setbacks which create a pleasing pedestrian interface when development permits come through, and understand that the changes being proposed for the CFB West Master Plan will only affect the Atco Lands directly.

Thank you for your time and consideration. We trust that you will complete further investigation with regards to traffic impact as part of your deliberations.

Best wishes,

Leanne Ellis

RPCA VP Development and Traffic